



SASSEUR REAL ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 30 October 2017
under the laws of the Republic of Singapore)

**ENTRY INTO ONSHORE FACILITY AGREEMENT AND
DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF THE SINGAPORE
EXCHANGE SECURITIES TRADING LIMITED ("SGX-ST")**

The Board of Directors (the "**Board**") of Sasseur Asset Management Pte. Ltd. (the "**Manager**"), as manager of Sasseur Real Estate Investment Trust ("**Sasseur REIT**"), would like to announce the following:

Chongqing Sasseur Suge Apparel Joint Stock Co., Ltd (which holds Sasseur (Chongqing Liangjiang) Outlet) and Sasseur (Chongqing) Business Co., Ltd (which holds Sasseur (Chongqing Bishan) Outlet), each of which being China-incorporated wholly-owned subsidiary of Sasseur REIT (collectively, the "**Onshore Borrowers**"), have respectively entered into a five-year onshore secured facility agreement dated 10 February 2026 (the "**Onshore Facility Agreements**") with an onshore lender.

Pursuant to the Onshore Facility Agreements, aggregated onshore term loan facilities of up to RMB639 million (the "**Onshore Facilities**") have been granted.

The proceeds from the Onshore Facilities will be used for early refinancing part of the existing secured onshore loans due in March 2028 (the "**Outstanding Loans**") at a more competitive cost. The utilisation of the Onshore Facilities remains subject to the conditions set out in the Onshore Facility Agreements.

Pursuant to Rule 704(31) of the SGX-ST Listing Manual, the Onshore Facility Agreements contain certain provisions and restrictions which make reference to the shareholding interests of the controlling shareholder of the Onshore Borrowers ("**Conditions**"):

Under the terms of the Onshore Facilities, the occurrence of any of the following events constitutes a mandatory prepayment event:

- (i) the Onshore Borrowers cease to hold 100% interest in the respective outlets;
- (ii) Sasseur Cayman Holding Limited, the sponsor of Sasseur REIT (the "**Sponsor**") ceases to hold, whether directly or indirectly, the effective control over the Onshore Borrowers;

If any of the Conditions above is breached, the lender may, by notice to the Onshore Borrowers, cancel the Onshore Facilities and declare Outstanding Loans, together with accrued interest, and all other amounts accrued immediately due and payable, whereupon the Onshore Facilities will be cancelled and all such outstanding amounts will become immediately due and payable (without any fee, premium or penalty but subject to any break costs). In such an event, the aggregate level of the Onshore Facilities which will be outstanding and may be affected by such breach would be RMB639 million (excluding interest) after the Onshore Facilities have been fully drawn.

As at the date of this announcement, none of the Conditions has been breached.



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By Order of the Board

Sasseur Asset Management Pte. Ltd.

(Company registration no. 201707259N)

(as Manager of Sasseur Real Estate Investment Trust)

Cheng Hsing Yuen

Chief Executive Officer

10 February 2026

The value of the units of Sasseur REIT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, DBS Trustee Limited, as trustee of Sasseur REIT, Sasseur Cayman Holding Limited, as the sponsor of Sasseur REIT or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units (the “Unitholders”) have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.